

2 ± ACRES EAST LAKELAND INDUSTRIAL OUTDOOR STORAGE

2910 MAINE AVE
LAKELAND, FL 33802

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Maine Ave



Property Summary



Lease Rate

\$6,250/MO (NNN)

PROPERTY OVERVIEW

This property consists of 2 ± acres of Industrial Outdoor Storage Land that is available in one of Lakeland's strongest Industrial Neighborhoods. This location provides quick and easy access to US 98, the Polk Parkway, and I-4. The land is ready to be graveled and fenced with your business needs in mind. In the high-demand market of Lakeland, where numerous businesses are seeking laydown yards, this opportunity won't stay available for long. Situated behind a 3PL facility, you have access and complete use of the space for your needs. Don't miss out on securing this ideal lay-down yard location for your outdoor storage needs.

PROPERTY HIGHLIGHTS

- Fenced and graveled yard space
- Secured Storage
- 2 ± Acres of lay-down yard

OFFERING SUMMARY

Lot Size:	2 ± Acres
APN:	242827000000042001
Lease Term:	Negotiable
Lease Rate:	\$0.86 Cents Per SF



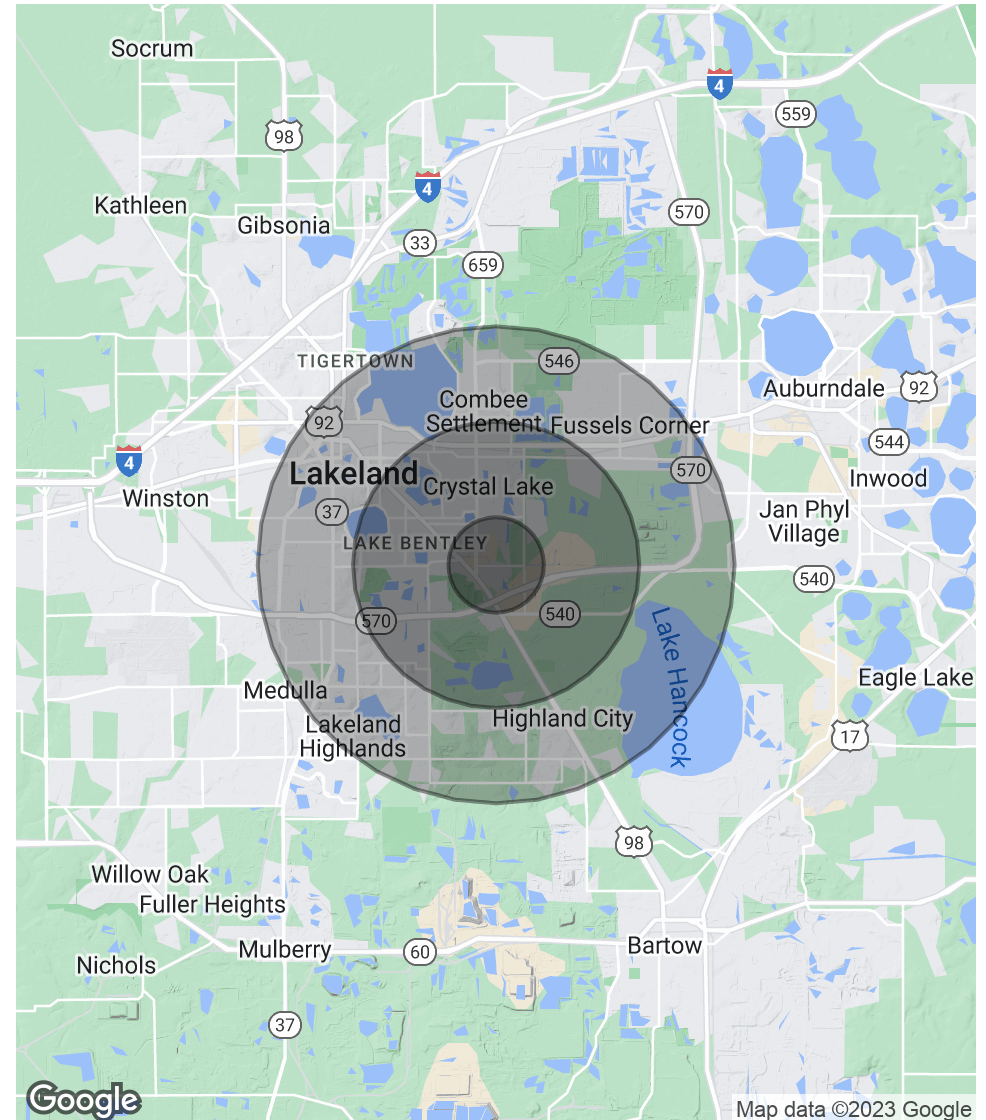
POTENTIAL PROPERTY USES

- Heavy equipment storage
- Construction materials storage
- Palletizing and fulfillment
- RV, boat, or trailer storage
- Wiring spool storage
- Fleet vehicle parking
- Outdoor fabrication
- Construction yard

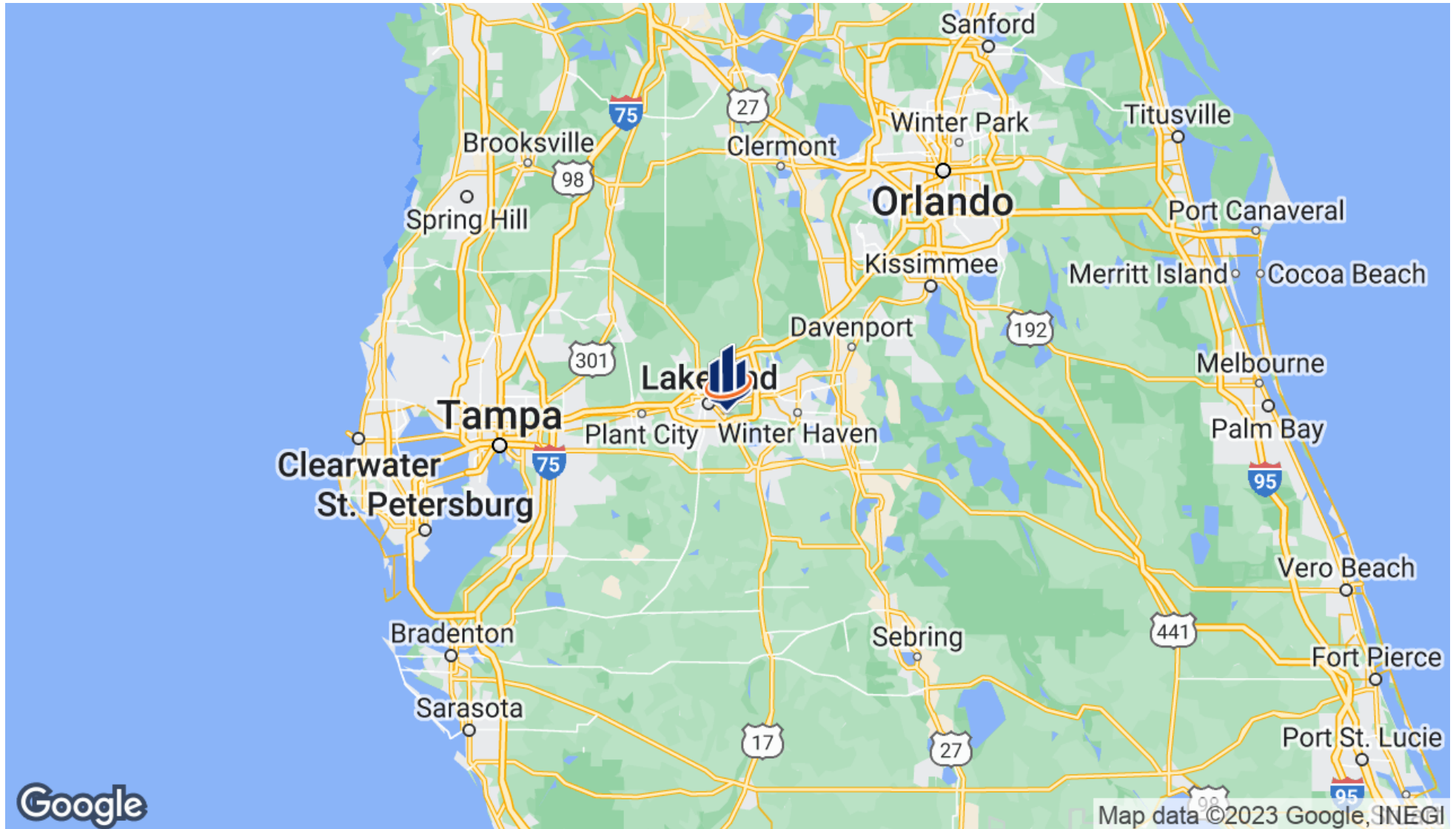
Demographics Map & Report

	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	4,915	41,017	116,580
Average Age	36.1	36.2	38.7
Average Age (Male)	37.5	33.6	37.3
Average Age (Female)	33.9	38.8	40.3
HOUSEHOLDS & INCOME			
Total Households	2,247	17,147	48,867
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$32,850	\$56,831	\$63,158
Average House Value	\$84,158	\$144,866	\$159,065

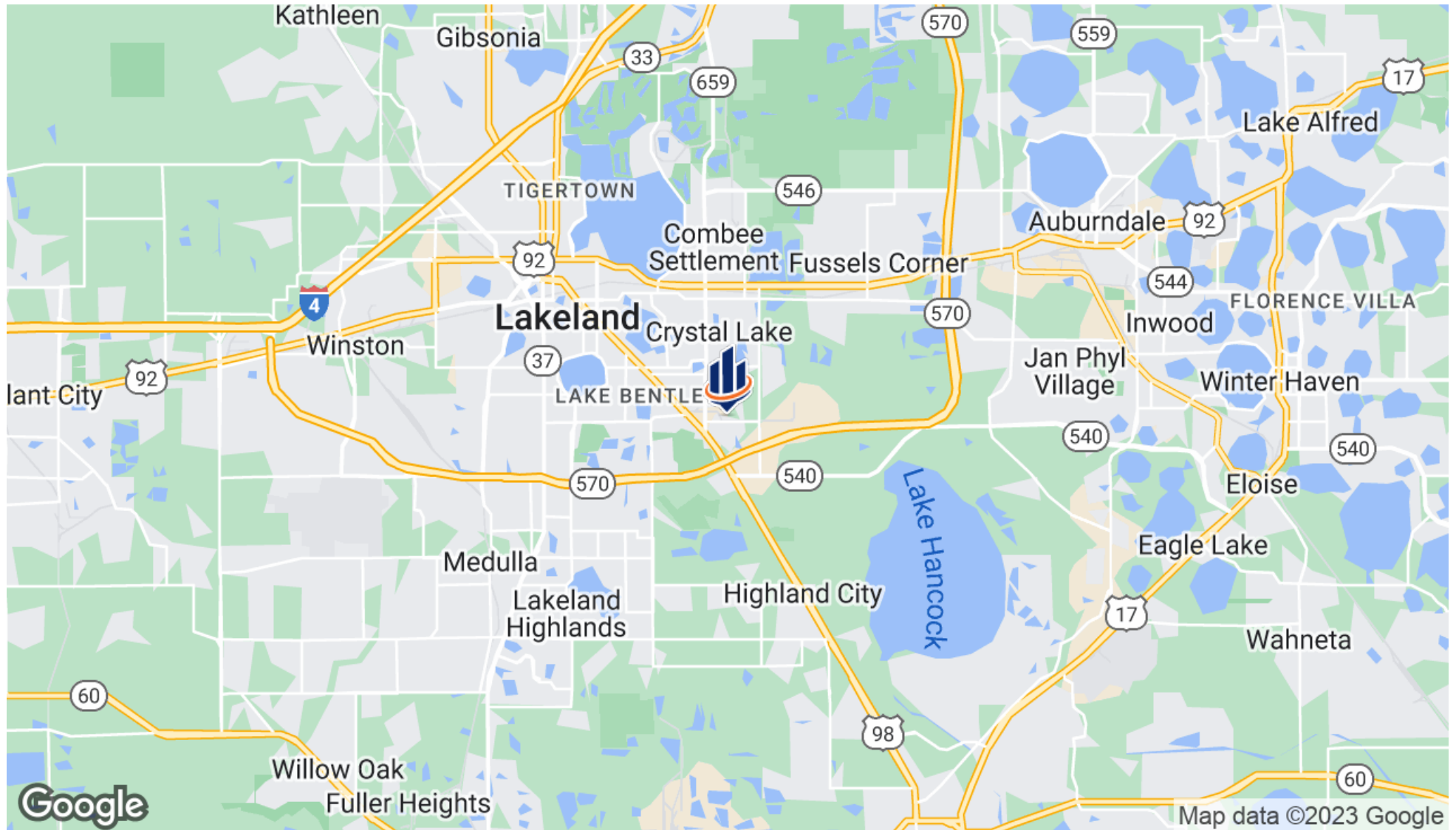
* Demographic data derived from 2020 ACS - US Census



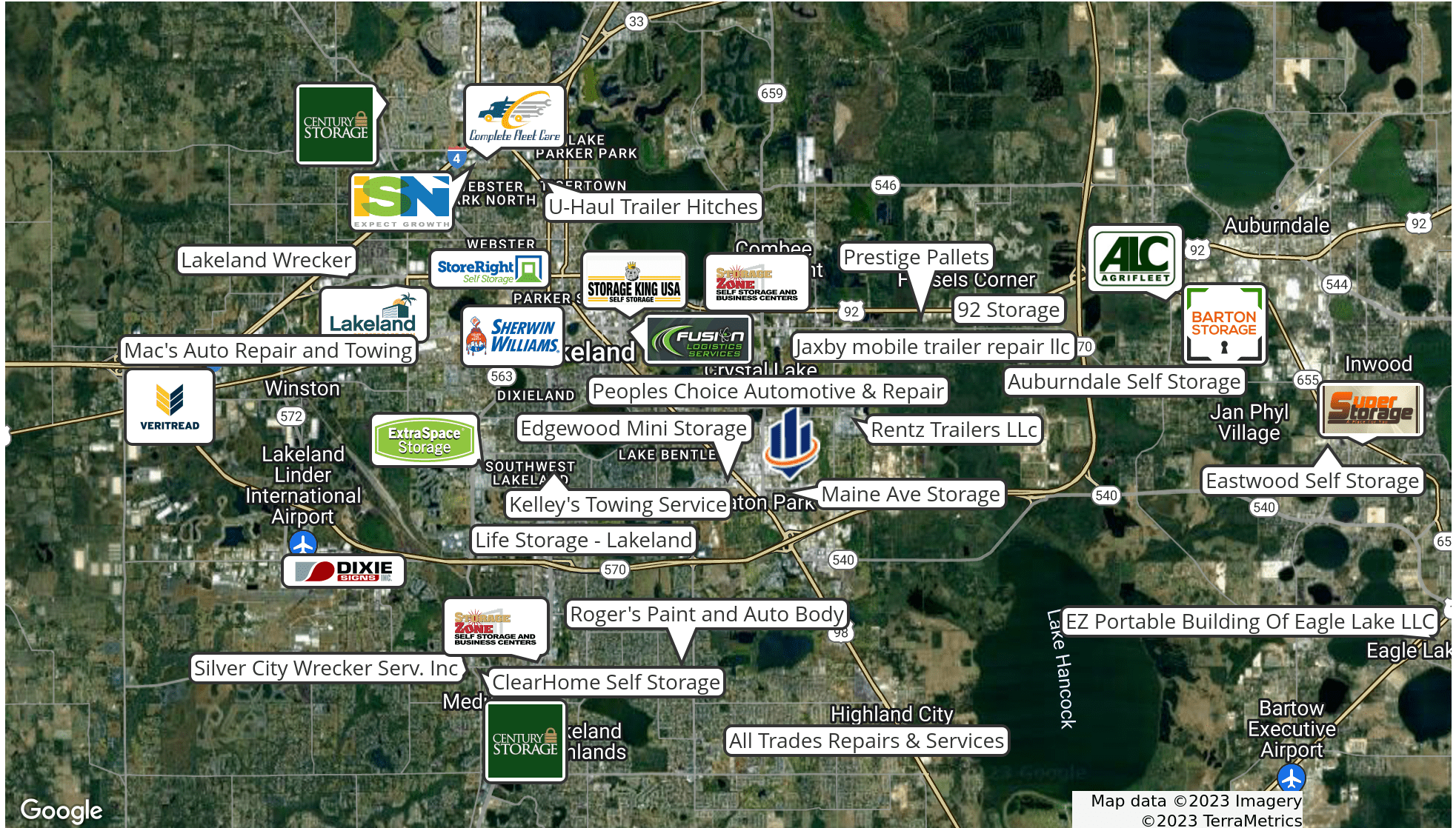
Regional Map



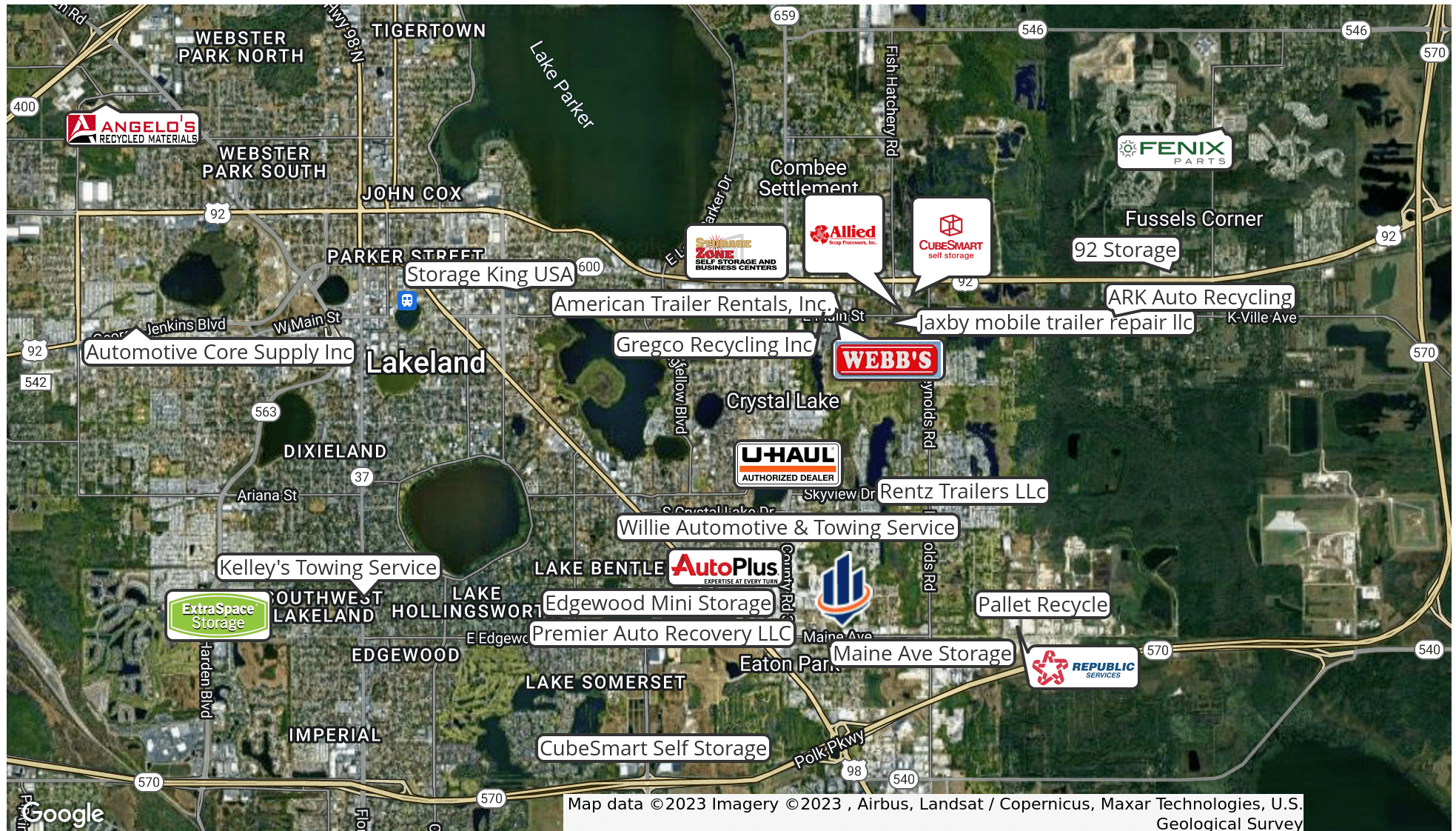
Location Map



Industrial Market Map



Neighborhood Area Map



Additional Photos



Additional Photos



Advisor Biography



AUGIE SCHMIDT

Senior Advisor

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PROFESSIONAL BACKGROUND

Augie Schmidt is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

In 2022, Augie was ranked in the Top 20 out of 1,700+ Advisors Nationwide.

Augie specializes in industrial properties and tailoring custom strategic plans to advise his clients through the acquisition, disposition, and leasing of industrial commercial real estate. He formerly served as the firm's Director of Research and oversaw a team of research analysts that evaluated commercial assets and determined their value to maximize clients returns.

Augie is a Southeastern University Alumni where he received his MBA and was also a founding member of the University's football program. He was a three-year team captain, leading the team to win three conference championships in four years.

Augie lives in Lakeland with his wife Britney and three children AJ, Baylin, and Maverick. They are proud members of The King's church. He is also a member associate of SIOR and a member of the National Association of Realtors®, The International Council of Shopping Centers (ICSC), and The Lakeland Chamber of Commerce.

Augie specializes in:

- Industrial Properties
- Investment Properties
- 1031 Exchanges
- NNN Lease
- Real Estate Analytics

MEMBERSHIPS

- SIOR - Member Associate
- National Association of Realtors

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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